

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, OCTOBER 6, 2026 - 3:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3RD FLOOR

At any time during the course of this meeting, the Planning & Zoning Board may retire to Executive Session under Texas Government Code 551.071(2) to confer with its legal counsel on any subject matter on this agenda in which the duty of the attorney to the Planning & Zoning Board under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code. Further, at any time during the course of this meeting, the Planning and Zoning Commission may retire to Executive Session to deliberate on any subject slated for discussion at this meeting, as may be permitted under one or more of the exceptions to the Open Meetings Act set forth in Title 5, Subtitle A, Chapter 551, Subchapter D of the Texas Government Code

CALL TO ORDER -

PLEDGE OF ALLEGIANCE -

INVOCATION -

1) MINUTES:

- a) Approval of minutes for September 22, 2026, Meeting Minutes.

2) PUBLIC HEARING:

- a) **ROUTINE ITEMS CITY INITIATED REZONINGS:** (All Rezonings listed under this section come with a favorable recommendation from Planning & Zoning Staff and will be enacted by one motion. However, if there is opposition at the meeting or a discussion is desired, that item(s) will be removed from the Routine Items section of the agenda and will be considered separately.)

- 1. **Rezoning from A-O (Agricultural and Open Space-OC) District to A-O (Agricultural and Open Space-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0149:

7301 South 23rd Street Rear (PID:270195)
7301 South Ware Road (PID: 1076445)
7600 South Bentsen Road (PID: 270203)
7701 South Bentsen Road and Rears 1-4 (PID: 1310008, 1310007, 1310004, 1310010, 1310001)
8501 South Stewart Road and Rear 1 and 12 (PID:121384, 101593 and 121385)

- 2. **Rezoning from C-1 (Office Building-OC) District and C-2 (Neighborhood Commercial-OC) District to C-1 (Local Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0159:

6309 South 10th Street (PID: 269758)
1000 and 1004 Zelda Avenue (PID: 269764 and 269766)

- 3. **Rezoning from C-3 (General Business-OC) District to I-1 (Light Industrial-UDC) District under the new Unified Development Code (UDC) for the following properties:**

CASE REZ2026-0160:

6701 and 6801 South 10th Street (PID: 189332 and 190018)
7501 South 23rd Street (PID: 185539)

4. Rezoning from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:

CASE REZ2026-0166:

Lot A-1 Nolana Tower Subdivision, Lot A-1
400 Nolana Avenue

b) REZONING:

1. Rezoning from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: Lots 1 and 2, Sandelcast Subdivision, Hidalgo County, Texas; 1408 N. 15th Street and 1409 N. Main Street **(REZ2026-0142)**
2. Rezoning from C-1 (Office Building-OC) District to C-1 (Local Commercial-UDC) District: Lots 1 & 2 – Less West 18 ft, Block 3, Best Courts Subdivision, Hidalgo County, Texas; 204 South 4th Street. **(REZ2026-0144)**
3. Rezoning from R-2 (Duplex-Fourplex Residential-OC) District to R-2 (Medium Density Residential-UDC) District: Lots 1 thru 5, Newport Subdivision, Hidalgo County, Texas; 1317, 1321, 1325, 1329, 1333 South 18th Street. **(REZ2026-0148)**

c) CONDITIONAL USE PERMITS:

1. Request of Luis A. Mena, on behalf of IDLL Investment Group LLC, for a Conditional Use Permit, for one year, for portable buildings greater than 10' x 12' (office/storage) at Lots 11 and 12, Block 55, McAllen Addition, Hidalgo County, Texas; 617 South 17th Street. **(CUP2026-0072)**
2. Request of Marcial Sanchez on behalf of Brickstone LLC, for a Conditional Use Permit, for one year, for portable buildings greater than 10' x 12' (office) at Lot 55, Betty-Rose Subdivision, Hidalgo County, Texas; 205 South "C" Street. **(CUP2026-0073)**
3. Request of Mark A. Watts, on behalf of El Belicon LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Nightclub/Bar (Heaven Nightclub) at Lot 1 & South 1' of Lot 2, Block 25, McAllen Addition Subdivision, Hidalgo County, Texas; 324 South 17th Street. **(CUP2026-0074)**

d) SUBDIVISION:

1. Central Market Subdivision Lots 1A & 1B, 5617 South 23rd Street, Aggreko MSR Grid PC37 LLC; **(SUB2026-0120) (Revised Final) Bowman**
2. Milmor Addition Lots 10A and 11A Subdivision, 1708 Kendlewood Avenue, RGVSF Properties LLC; **(SUB2026-0123) (Final) BIG**

3) CONSENT:

- a) Plaza on Ridge Road Lots 1A and 2A Subdivision, 1101 East Ridge Road, Ridge Car Wash Services LLC; **(SUB2024-0017) (Revised Preliminary) (1-Year Extension) KLE**
- b) Homewood Subdivision, 301 South Ware Road, Victor Barrera; **(SUB2023-0019) (Revised Preliminary) (1-Year Extension) MAS**
- c) Vargas III Subdivision, 2725 South 29th Street, Juan Vargas; **(SUB2021-0106) (Revised Preliminary) (1-Year Extension) MAS**

4) SUBDIVISIONS:

- a) J.R. Imports Subdivision, 6701 South 10th Street, JAR & JAC Investments LTD; **(SUB2026-0124) (Preliminary) REGA**
- b) Santoy Subdivision, 3401 Highway 83, Juan Santoy; **(SUB2026-0125) (Preliminary) SEC**
- c) Ballesteros Subdivision, 2201 South Bentsen Road, Blanca Alicia Garza; **(SUB2025-0102) (Revised Preliminary) PCE**
- d) McAllen Flex Complex Subdivision, 2100 North McColl Road, Pamota LLC; **(SUB2026-0021) (Revised Preliminary) RE**

5) INFORMATION ONLY:

ADJOURNMENT:

IF ANY ACCOMMODATIONS FOR A DISABILITY ARE REQUIRED, PLEASE NOTIFY THE PLANNING DEPARTMENT (681-1250) 72 HOURS BEFORE THE MEETING DATE. WITH REGARD TO ANY ITEM, THE PLANNING & ZONING COMMISSION MAY TAKE VARIOUS ACTIONS, INCLUDING BUT NOT LIMITED TO RESCHEDULING AN ITEM IN ITS ENTIRETY FOR PARTICULAR ACTION AT A FUTURE DATE.

**NOTICE OF REGULAR MEETING TO BE HELD BY
THE MCALLEN PLANNING & ZONING COMMISSION**

DATE: Tuesday, October 6, 2026

TIME: 3:30 PM

PLACE: McAllen City Hall
1300 Houston Avenue
Commissioners' Room – 3rd Floor
McAllen, Texas 78501

SUBJECT MATTERS: *SEE FOREGOING AGENDA*

C E R T I F I C A T I O N

I, the undersigned authority, do hereby certify that the above Notice of Meeting and Agenda for the McAllen Planning & Zoning Commission is a true and correct copy and that I posted a true and correct copy of said notice of meeting and agenda for the McAllen Planning & Zoning Commission on the 30th day of September, 2026 on the bulletin board in the municipal building, a place readily accessible to the general public at all times for at least three business days before the scheduled date of the meeting, in accordance with Chapter 551 of the Texas Government Code.

Dated this the 30th day of September, 2026



Jessica Cavazos, Management Assistant